

EXECUTIVE SUMMARY

Project Overview

In February 2000 the Alberta Infrastructure School Facilities Branch engaged Carruthers & Associates Architects Inc. to investigate and report on the physical condition of 23 schools in Calgary under the jurisdiction of the Calgary Board of Education. We are now pleased to present the results of our investigations, in the form of charts as specified by Alberta Infrastructure.

Construction History

Original: 1976, 2896.2 m.² 8 classrooms, washrooms, offices, Gymnasiums.

Portables: 1976, 809.3 m² classrooms
1978, 400 m²

Evaluation Date: March 29, 2000

Building Summary

Non-combustible Construction Concrete slab, concrete block bearing walls, owsj, steel deck roof.. Not sprinklered.

Mechanical: 2 Boilers of 1,800 MBH each supply heat for entire school. Units operate well, but due to age, boilers can be anticipated to have more problems in the future.

Summary of Observations and Recommendations

Asphalt areas to be resurfaced.

Landscaping to be revised for drainage

Provide curb cuts for handicapped access.

Classroom millwork requires refinishing

Washroom finishes require repair and replacement.

Carpeting is worn and should be replaced

Repair washroom finishes

Handicapped access to be upgraded including washrooms

Mechanical: Upgrade to sprayed coil. Upgrade combustion air

Electrical : Power distribution needs upgrading and some lighting levels are inadequate. Upgrade exterior lighting.

Portables: Upgrade classroom millwork . Replace furnaces.

Estimated Costs(Evaluation Ratings 3 or less)

1.Site:	\$96,500
2.Building exterior:	\$0
3.Building interior:	\$330,000
4.Mechanical:	\$28,000
5.Electrical:	\$34,250
6.Portables	\$83,000
TOTAL:	\$572,250

Space Adequacy:

Total area this facility:	4105.0 m. ²
Equivalent new facility requirements:	<u>4526 m.²</u>
Space Deficiency:	(421.0 m. ²)

Further Investigation:

Roof & accessories-inspection required

Asbestos costing.

School Plan and Data Information

The plan information for the building was supplied by the school jurisdiction. Area information was provided by Alberta Infrastructure. The information generally appears to be up to date with some minor room function revisions.

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